

Town of Nolensville  
Planning Commission Meeting  
Regular Meeting  
October 13, 2005  
7:00 P.M.  
At Nolensville Elementary School

Members in attendance were as follows: Jimmy Alexander, Rick Fisher, Larry Gardner, Frank Wilson, Charles Knapper, Willis Wells, James Clark, and Bob Haines.  
Staff present was Henry Laird, Richard Woodroof, Bob Notestine, and Tonia Smith  
Kristie McArthur was absent.

Agenda Item I- Meeting called to order by Chairman Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of Minutes

Frank Wilson made a motion to approve the minutes for September 8th meeting. Rick Fisher seconded the motion, passed unanimously.

Agenda Item IV- Citizen Comments

There were no citizen comments.

Agenda Item V- Public Hearing

Public Hearing of Local Roadway Typical Section opened at 7:02. Richard Woodroof stated this would be adding to our subdivision regulations. Bob Notestine stated this is not required by our ordinance to have a public hearing but the Planning Commission feels that they would like to hear any ones comments and concerns.

Joe Curtsinger- 7380 Nolensville Road- stated, "24 feet is far too small. It has come to our attention about the problems that 24' of pavement causes for the emergency vehicles. It will only get worse as traffic increases to these subdivisions. I implore you to getting this wider, possibly 28 feet."

There were no further comments. Public Hearing was closed at 7:04.

Public Hearing of Underground Utility opened at 7:04. Richard Woodroof stated we have two options. Option 1 was that the gas and water be in the public utility easement with the street trees located in the planting strip between the street and the sidewalk. Option 2 was that the water would be located between the sidewalk and the street in the planting strip. The street trees would be located behind the public utility easement.

There were no citizen comments. Public Hearing was closed at 7:05.

Public Hearing of Foundation Survey opened at 7:05. Richard Woodroof stated that with the size of the lots that we have now, we are asking for the builders to have a foundation survey.

There were no citizen comments. Public Hearing was closed at 7:06.

Public Hearing of Certification of Address opened at 7:06. Richard Woodroof stated that the County has asked that this be added to the final plat.

There were no citizen comments. Public Hearing was closed at 7:07.

Public Hearing of Residential Turnaround Pad opened at 7:07. Richard Woodroof stated this is a hammer head design.

Larry Gardner asked would minimum width be 24 feet.

Richard Woodroof said yes.

There were no further comments. Public Hearing was closed at 7:08.

#### Agenda Item VI – New Business

##### a.) Haley Industrial Park Phase 2 Final Plat

Richard Woodroof stated this is Phase 2 Haley Industrial park. There are a few issues that they have not addressed.

Planning Commission member Kristie McArthur enter at 7:10.

Richard Woodroof stated a fire hydrant needs to be added at the corner of Haley Industrial Drive, explain why lots 14 and 15 property lines were changed, what are the sizes of the water lines, and easements are not shown correctly on lots 9 and 11. Staff recommendation would be for approval with conditions.

Frank Wilson made a motion for approval of Haley Industrial with conditions as followed:

- Adding a fire hydrant at the corner of Tennessee Excavating Drive and Haley Industrial Drive.
- Size of water line on Tennessee Excavating Drive and Rogers Lane.
- Correcting the easement on lots 9 and 11

Jimmy Alexander seconded the motion, passed unanimously.

##### b.) Patterson's Precision- Site

Richard Woodroof stated this is a revise site plan for Patterson Precision. There are a few issues that need to be considered. One issue is that there should be no parking in front for cars waiting to be worked on. The parking area in front should only be used for the parking for the first floor business. The next issue is there was no construction entrance on the grading plan. Also at the end of the proposed rear parking, where the water will be let out at the side, we need to get the water out, with maybe a concrete swale. Evergreens can be placed instead of a fence to screen the property. They would like to have a variance to have the rear parking area graveled.

Larry Gardner made a motion for approval of the Patterson's Precision with conditions as followed:

- There shall be NO parking in front for vehicles waiting to be repaired or that have been repaired.
- The screening for the property shall be evergreen instead of a fence
- A concrete swale shall be installed at both sides of rear parking or additional minor grading shall be added to the rear of site.
- Show location of construction entrance
- Will allow crushed stone in the rear parking area

Jimmy Alexander seconded the motion, passed unanimously.

##### c.) Minor Final Plat Revision- Lot 1111 Benington

Henry Laird stated this revision affects the easterly property line of Lot 1111 and open space of subdivision due to a foundation being over the side setback line. New iron pins have been set and a new lot line established. Adjacent open space increased approximately .003 acres.

Jimmy Alexander stated when we start requiring the foundation survey this will be prevented in the further.

d.) Britain Downs PUD Concept Plan

Henry Laird stated that B & Y Properties has proposed a Plan Unit Development. This is located between Sunset Road and Britain Lane. Mr. Anderson is here to answer any question.

Mike Anderson stated the following about Britain Downs:

- 141 Lots on 82 Acres
- 19 ½ acres in Brentwood Buffer
- Brentwood has approved this plan
- Access on Sunset and Britain Lane
- Minimum size lot is 11,000 square feet with lots up to 20,000 square feet
- Amenity Area
- Sidewalk will be on both side of street
- Open space area behind the lots
- Off of Britain Lane there will be a area for soccer fields
- Pocket parks
- Walk way strip to the school
- Access going into the adjoining subdivisions
- Landscape will be around the detention pond
- 30 % plus open space
- 27 lot fell in Brentwood Buffer
- 1.4 density in Brentwood Buffer
- 1.8 density south of Brentwood Buffer
- Over all density is 1.41
- Minimum square footage is 3,000 square feet homes
- All brink homes
- Price range in the \$400,000 to \$700,000

Bob Haines asked how wide will the streets be and are they all front loading garages.

Mike Anderson stated the road width will be 24 feet and they are all front loading garages.

Larry Gardner stated he feels it should be a minimum 3 feet setback from the front of the house and that the road should not be any less than 26 feet in width.

Richard Woodroof stated that the minimum 3 feet setback for the front of the house was a condition that was added to Bent Creek. It is not in the subdivision regulations.

Bob Notestine stated this is a concept plan and you may add conditions tonight or when they come back for a final PUD plan conditions could be added.

Bob Haines stated he would like to see off street parking for guest. This is an issue with narrow street.

Charles Knapper stated that they consider off street parking, changes in the road width, garages setback 3 feet and side loading garages.

Charles Knapper stated all we are doing tonight is approving the concept plan.

Charles Knapper made a motion to approve the concept plan with the PUD overlay to be added. Jimmy Alexander seconded the motion. Motion passed with Charles Knapper, Jimmy Alexander, Frank Wilson, Rich Fisher, Bob Haines, and Willis Wells was for approval. James Clark, Kristi McArthur, and Larry Gardner was against it.

e.) Taylor rezoning on 7149 Nolensville Road (Marusa Property)

Henry Laird stated that this is a request for rezoning on 7149 Nolensville Road to commercial. Michael and Christy Taylor are here tonight to speak to you.

Michael Taylor stated that Nolensville could use an optometry practice. We plan to improve the current structure.

Henry Laird stated I would like to point out that in commercial services that residential is not allowed.

Jimmy Alexander stated they could live in the residential part until they move.

Bob Notestine stated that if they were to move in now as zoned residential and the Board of Mayor and Alderman approves it as commercial they could still live in the house.

Larry Gardner made a motion for approval of the rezoning to commercial on 7149 Nolensville Road. Bob Haines seconded the motion. Motion passed with Larry Gardner, Kristi McArthur, Frank Wilson, James Clark, Charles Knapper, Jimmy Alexander, Willis Wells, and Bob Haines was for approval. Rich Fisher voted no.

f.) Winterset Woods, Section Three, Final Plat

Willis Wells stated that they have asked to be deferred.

g.) Winterset Woods, Section Four, Final Plat

Willis Wells stated this was also will be deferred until next month.

h.) Proposed Regional Commercial Zone

Henry Laird stated this is intended to allow for large scale commercial retail uses and planned shopping centers.

A copy of Henry Laird is proposal of the CR zoning district will be attached to the minutes.

Charles Knapper made a motion for approval of the Regional Commercial Zone. James Clark seconded the motion, passed unanimously.

Charles Knapper stated he would like to point out this has liquor stores under permitted uses. This would have to be voted on by the citizen before that use could be approved.

Larry Gardner stated under materials and a color, the last sentence, has artificial stone, this is something that everyone uses now. I feel it should be taken off.

Larry Gardner made a motion to delete artificial stone from prohibited the materials and colors. Frank Wilson seconded the motion, passed unanimously.

Bob Haines asked would it be possible to work below and live above in an out parcel. It would cut down on traffic.

Richard Woodroof stated that is allowed in the village. You may make a motion if you like.

Bob Haines made a motion to permit a work below and live above in the out parcel. Motion died from a lack of seconded.

Charles Knapper asked the board if the board would look over the land use policy next on the agenda.

j.) Land Use Policy Plan

Henry Laird went over the Land Use Policy Plan.

A copy of the Land Use Policy Plan will be attached to the minutes.

Jimmy Alexander stated that before we pass a policy plan, I feel we should have a public hearing.

Jimmy Alexander made a motion to deferr the Land Use Policy Plan, Larry Gardner seconded the motion, passed unanimously.

k.) Rezoning request Moon: Green property and Williams/Jones property

Henry Laird stated this is 160 acres. Tom Moon is here to answer any questioning. He is asking to be rezoned from ER to SR.

Larry Gardner recused himself from the rezoning request.

Tom Moon stated what we proposed to put on that site is a standard subdivision. The houses will be all brink and the price ranges will be from \$400,000 to \$600,000. The sewer is already in.

Charles Knapper made a motion for approval, Frank Wilson seconded the motion.

Jimmy Alexander asked would this comply with our current land use policy.

Henry Laird stated it would not.

Tom Moon stated part of my reason for asking to have this all rezoned, is so it would not be spot zoning.

Tom Moon stated he would like to deferr this until the land use plan can be voted on.

i.) Relocation of Rocky Fork Road Plan

Richard Woodroof stated this is part of the approval process of Silver Steam. We are looking only at the layout. Williamson County is asking for this board; approval only on the layout before Silver Steam can be approved through the county.

Frank Wilson made a motion for approval with the dedication of the right-of-way. Rich Fisher seconded the motion, passed unanimously.

l.) Plan of Services for Proposed Annexation Area

Henry Laird stated this is the plan of services for the proposed annexation area.

Charles Knapper stated this is a standard plan of service that we have always used.

Larry Gardner stated under natural gas it states it is provided by United Cities Gas, it is now Atmos Gas.

Rick Fisher made a motion to approve the Plan of Services for Proposed Annexation Area and change the gas company to Atmos Gas. Bob Haines seconded the motion, passed unanimously.

m.) Planning Commission Schedule

Charles Knapper stated that someone had mentioned in the citizen's comments that we change the date so someone from the town could go to the Williamson County Planning Commission Meeting from Nolensville. Williamson County always sends us an agenda. We could always send someone if will feel that it is needed.

Agenda Item VI – Old Business

a.) Monthly Bond Report

Richard Woodroof stated that Bent Creek Phase 1 will be coming due in November; I will be sending them a letter. We need to set a bond for Ballenger Farms Phase 2. They bond amount that I have come up with is \$318,000. Also on McFarlin Section 1 & 2 they have painted up the curb and fixed the detention pond. The other issue we had is in section 13c where we called the bond, what they are doing right now is correcting Stonecastle Place. We will have to set a maintenance bond on that road.

Nick Psillas stated we never intended on have the bond called. The testing has passed. I did not start the development. I bought it how it was. We should have this done in ten days.

Frank Wilson made a motion to approve the bond amount; Jimmy Alexander seconded the motion, passed unanimously.

Agenda Item VII – Other Business

Charles Knapper stated he received a letter from Fred Schwartz, MPO Director, it states we have to be in the Horizon Budget for the year 2016 for the by-pass. The MPO must receive a letter requesting an amendment to the 2030 LRTP changing the Horizon Year from 2025 to 2016. We will be sending a letter requesting to be in the Horizon Budget for 2016. What that does is it will allow us, between now and the year 2016, to move up at any time that the County Mayor and State Senators feel that Nolensville should moved to the front and nothing else will be funded in the County until it is.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 9:30 P.M.

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Larry Gardner  
Secretary for the Planning Commission

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Date